



6 Flowitt Street, Mexborough, South Yorkshire



- 2 Bedroom Mid Terrace House
- **Fully Refurbished**
- In Area facing strong Rental Demand
- **Tenants in Place**

Fully refurbished 2 bedroom terraced house with double glazing, gas central heating, new kitchen and bathroom, new carpets and decor throughout.

This property is in a regeneration area where prices are still rising and rents continue to rise steadily. With prices at just three times the average wage the potential for further capital growth is clear, and positive monthly cash-flow ensures a strong return from your investment from day one, before capital appreciation is taken in to account.

Mexborough has benefited from recent government lead regeneration which has been focused on the refurbishment of ex-council houses. This means that neighbourhoods are becoming increasingly attractive for owner-occupiers and tenants alike as prices are still affordable yet accommodation is becoming more attractive than similarly priced properties in the area. The potential for price and rental growth is clear.



The Figures

Purchase

Purchase Price: £72,000

Buying Costs

Finance Fees (if required) £600

Legal Fees (approx) £600

Ongoing Cash-flow per month

Rental Income £400

Insurance £10

Management** £40

Profit £350



Photos



External view of property



Kitchen



Lounge



Bathroom



Why These Properties?


The properties we source in the Mexborough area represent excellent value and are located in one of the few areas in the UK still experiencing strong growth. This property comes fully refurbished to a good standard with the work being carried out prior to completion. This ensures your property is in good condition and will appeal to tenants from day one. The rental return for these properties is also very strong compared to the majority of properties in other areas of the UK.

Strong monthly cash-flow coupled with high capital growth is the perfect combination for successful investment in property. These properties are low value - this means that a void period will not break the bank.

Why Mexborough?

Mexborough is an area of the UK experiencing continual high growth spurred by a government lead regeneration project which has been focused on the refurbishment of ex-council houses. This means that neighbourhoods are becoming increasingly attractive for owner-occupiers and tenants alike as prices are still affordable yet accommodation is becoming more attractive than similarly priced properties in the area. The potential for price and rental growth is clear.

Within easy reach of the M1, M62, M18 and A1(M) Mexborough is becoming an increasingly attractive option for many living in South Yorkshire. This is no surprise when considering how prices compare to surrounding cities such as Leeds, Bradford, Scunthorpe, Rotherham, Sheffield and Manchester – all of which are less than an hour's drive away.

Mexborough	
	
<i>Mexborough shown within South Yorkshire</i>	
Population	14620
OS grid reference	SE475005
Metropolitan borough	Doncaster
Metropolitan county	South Yorkshire
Region	Yorkshire and the Humber
Constituent country	England
Sovereign state	United Kingdom
Post town	MEXBOROUGH
Postcode district	S64
Dialling code	01709
Police	South Yorkshire
Fire	South Yorkshire
Ambulance	Yorkshire
European Parliament	Yorkshire and the Humber
UK Parliament	Barnsley East and Mexborough